

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 27th September 2017 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllrs: J Powell (Chair), N. Evans, S. Gregory, R. Birch, S. Bollen, A Tullett.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

Note: Two members of the public were present.

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from Cllrs Duff and O'Toole.
- b. **Resolved** to accept apologies from Cllrs Duff and O'Toole.

2 DECLARATIONS OF INTEREST

- a. **To receive Declarations of Interest** in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 1972 in respect of officers and in accordance with the provisions of the Localism Act 2011 in respect of members.
Interests may be declared at any time during the meeting should they become apparent.
None declared

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 23rd August 2017.
Resolved to accept as a true record.
- b. **To consider** any matters arising from those minutes.
Cllr Birch made comments about funding of highway maintenance. Refer to agenda item 11a.

4 PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public** which may be answered but not debated.
Two residents of Tutshill were present to speak about the planning application for The Paddocks, Coleford Rd, Tutshill (agenda item 7b). Their concerns with the application were:
 - i. The extension overlooks their property resulting in a loss of privacy.
 - ii. The extension roof will be made of zinc which will reflect the sun directly onto their property.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email regarding naming the new estate of 45 houses.
- b. **Resolved** to propose two names "THE TRIANGLE" and "BIRCH GROVE".

6 TO CONSIDER OTHER PLANNING ISSUES

- a. None

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1301/17/ADV** - St Johns on the Hill School, Castleford Hill, Tutshill.
Advertisement consent for x4 hoarding signs advertising the school, entrance sign and welcome sign. (Retrospective).
No objection
- b. **P1363/17/FUL** - The Paddocks, Coleford Road, Tutshill.
Erection of a two storey extension and detached garage with associated alterations. Demolition of existing garage.
Objection. The Committee objected to this application for two reasons:
i. The extension will overlook the neighbour's property resulting in a loss of privacy.
ii. The extension roof will be made of zinc which is not in keeping with the area.
- c. The roof material specified is out of character for the area.
P1168/17/FUL - 10 Tyler's Way, Sedbury.
Dropping of kerb to allow access to and from hard-standing in front of house.
No objection

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications were granted permission:

- a. **P1131/17/FUL** - Beeches Farm, Miss Graces Lane, Tidenham Chase.
Replacement of existing porta-cabin style reception with new log cabin reception.
- b. **P1343/17/NONMAT** - Land off Gloucester Road, Tutshill.
Non-material amendment to outline application P1911/15/OUT to amend wording of condition 20 to allow commencement of the development prior to submitting details of the bus shelter.
- c. **P1263/17/FUL** - Hanley Farm Shop, Hanley Farm, Tidenham.
Extend existing cafe attached to Hanley Farm shop.
- d. **P0895/17/FUL** - St Mary's and St Peter's Church, Tidenham.
Creation of a car parking area with engineering operations and associated works.
- e. **P0651/17/APP** - Land at Gloucester Road, Tutshill.
Approval of Reserved Matters following outline permission P1911/15/OUT for the erection of 45 dwellings with ancillary works.
- f. **P0785/17/FUL** - St Georges, Tidenham.
Extension to existing dwelling comprising of garage with store room over.
- g. **P1043/17/LBC** - St Johns on the Hill School, Castleford Hill, Tutshill.
Listed Building Consent for demolition of existing perimeter gate and installation of new gate.
- h. **P0946/17/FUL** - 66 Wyebank Road, Tutshill.
Erection of a two storey side extension and rear conservatory.

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The Following application was refused:

- i. **P1019/17/FUL** – Warehouse, Beachley Road, Sedbury.
Erection of 2, four bedroom dwellings each with a detached garage. Demolition of existing commercial buildings.

The following application was issued an LDC:

- j. **P1221/17/LD2** – 9 Woodcroft Close, Woodcroft.
Application under Section 192 for conversion and alterations of existing garage which is attached to a dwelling house, into living accommodation.

The following application was deferred for three months pending further information:

- k. **P0986/17/FUL** - Buttington Engineering Works Beachley
Demolition of existing buildings and stationing of an additional 35 caravans.

9 TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)

- a. **None**

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **APP/P1615/S/17/3177459** – Land at Beachley Rd. Barratt Homes.
Affordable Housing Obligation Appeal. Start 29th June 2017.

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email from Gloucestershire Highways regarding budget allocations.
Resolved to note and to further enquire about the trend in spending on highway maintenance over the last five years at county and district level.
- b. **To consider** the tree report for Severn Avenue.
Resolve to write to each resident of the avenue bringing the tree report to their attention and getting consensus on the future of the trees.

12 TO REPORT ON HIGHWAY ISSUES

- a. **Report** on the status of the application for 96 houses off Gloucester Rd.
- b. **The Admin Assistant** gave an overview of the status of three ongoing developments:
 - i. 45 Houses between Gloucester Rd and A48.
 - ii. 95 Houses north of Gloucester Rd.
 - iii. 110 Houses off Beachley Rd.

13 TO RECEIVE COUNCILLOR'S LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA

- a. **Cllr Gregory** reported the litter bin promised by FoDDC was not yet installed.
- b. **Cllr Gregory** asked that GCC Highways be thanked for completing the white line programme.
- c. **Cllr Gregory** reported traffic monitoring equipment near the junction of Sedbury Lane and Beachley Rd and asked if anything was known about it.
- d. **Cllr Evans** reported that there was vehicle activity on the site earmarked for 95 houses north of Gloucester Rd.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 25th October 2017